

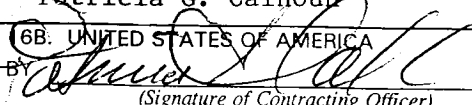
AMENDMENT OF SOLICITATION/MODIFICATION OF CONTRACT			1. CONTRACT ID CODE		PAGE OF PAGES	
2. AMENDMENT/MODIFICATION NO. Amendment 1			3. EFFECTIVE DATE MAY 25 2000		4. REQUISITION/PURCHASE REQ. NO. E048395	
5. PROJECT NO. (If applicable)			6. ISSUED BY DHHS/Food and Drug Administration, DCFSC Room 2129, HFA-530 5630 Fishers Lane Rockville, MD 20857		7. ADMINISTERED BY (If other than Item 6) FOR US MAIL USE SAME AS BLOCK 7 FOR HAND DELIVERY OR SPECIAL SERVICES/FEDEX USE: Food and Drug Administration, Room 2057, HF-34 5630 Fishers Lane, Rockville, MD 20857	
8. NAME AND ADDRESS OF CONTRACTOR (No., street, county, State and ZIP Code)			9A. AMENDMENT OF SOLICITATION NO.		9B. DATED (SEE ITEM 11)	
ALL POTENTIAL OFFERORS			223-00-9803		May 22, 2000	
10A. MODIFICATION OF CONTRACT/ORDER NO.			10B. DATED (SEE ITEM 13)			
11. THIS ITEM ONLY APPLIES TO AMENDMENTS OF SOLICITATIONS						
<input checked="" type="checkbox"/> The above numbered solicitation is amended as set forth in Item 14. The hour and date specified for receipt of Offers <input type="checkbox"/> is extended, <input checked="" type="checkbox"/> is not extended.						
Offers must acknowledge receipt of this amendment prior to the hour and date specified in the solicitation or as amended, by one of the following methods: (a) By completing Items 8 and 15, and returning <u>1</u> copies of the amendment; (b) By acknowledging receipt of this amendment on each copy of the offer submitted; or (c) By separate letter or telegram which includes a reference to the solicitation and amendment numbers. FAILURE OF YOUR ACKNOWLEDGMENT TO BE RECEIVED AT THE PLACE DESIGNATED FOR THE RECEIPT OF OFFERS PRIOR TO THE HOUR AND DATE SPECIFIED MAY RESULT IN REJECTION OF YOUR OFFER. If by virtue of this amendment you desire to change an offer already submitted, such change may be made by telegram or letter, provided each telegram or letter makes reference to the solicitation and this amendment, and is received prior to the opening hour and date specified.						
12. ACCOUNTING AND APPROPRIATION DATA (If required)						
13. THIS ITEM APPLIES ONLY TO MODIFICATIONS OF CONTRACTS/ORDERS, IT MODIFIES THE CONTRACT/ORDER NO. AS DESCRIBED IN ITEM 14.						
<input checked="" type="checkbox"/> A. THIS CHANGE ORDER IS ISSUED PURSUANT TO: (Specify authority) THE CHANGES SET FORTH IN ITEM 14 ARE MADE IN THE CONTRACT ORDER NO. IN ITEM 10A.						
B. THE ABOVE NUMBERED CONTRACT/ORDER IS MODIFIED TO REFLECT THE ADMINISTRATIVE CHANGES (such as changes in paying office, appropriation date, etc.) SET FORTH IN ITEM 14, PURSUANT TO THE AUTHORITY OF FAR 43.103 (b).						
C. THIS SUPPLEMENTAL AGREEMENT IS ENTERED INTO PURSUANT TO AUTHORITY OF:						
D. OTHER (Specify type of modification and authority)						

E. IMPORTANT: Contractor ☐ is not, ☐ is required to sign this document and return _____ copies to the issuing office.

14. DESCRIPTION OF AMENDMENT/MODIFICATION (Organized by UCF section headings, including solicitation/contract subject matter where feasible.)

THE ABOVE NUMBERED SOLICITATION IS AMENDED AS DELINEATED ON PAGE 2 OF THIS DOCUMENT.

Except as provided herein, all terms and conditions of the document referenced in Item 9A or 10A, as heretofore changed, remains unchanged and in full force and effect.

15A. NAME AND TITLE OF SIGNER (Type or print)		16A. NAME AND TITLE OF CONTRACTING OFFICER (Type or print)	
		Patricia G. Calhoun	
15B. CONTRACTOR/OFFEROR	15C. DATE SIGNED	16B. UNITED STATES OF AMERICA	16C. DATE SIGNED
(Signature of person authorized to sign)		BY 	MAY 25 2000
		(Signature of Contracting Officer)	

Section H

Page 13 is deleted in its entirety and is replaced with the attached Page 13. Changes are made to Section H-4, Critical Path Management (CPM) Schedule.

Pages 16-17 are deleted in their entirety and are replaced with the attached Pages 16 - 17a. Changes are made to Section H-9, Advanced Understandings.

Section J

Section J, Attachment 15 is deleted in its entirety (Pages 1-5) and is replaced with the attached Attachment 15 (Pages 1-6). A section on Unit Prices has been added.

Sections L and M

Pages 48 through 65 (Section L, from page 48 and all of Section M) are deleted in their entirety and replaced with the attached Pages 48-66. Changes are made to the technical/management evaluation criteria and times for review of documents at the Irvine location.

covering the operation of all automobiles used in connection with performing the contract. Policies covering automobiles operating in the United States, its possessions and Puerto Rico shall provide coverage of at least \$200,000 per person and \$500,000 per occurrence for bodily injury and \$20,000 per occurrence for property damage. The amount of liability coverage on other policies shall be commensurate with any legal requirements of the locality and sufficient to meet normal and customary claims.

H-3 Subcontracting and Subcontractors

A. Selection of subcontractors. Unless otherwise specified, the Contractor and each subcontractor shall be free to select their subcontractors. Each subcontractor shall be capable of satisfactorily performing all work included in its subcontract. The Contractor shall submit or require the submission of the following information to the Contracting Officer:

1. The name and address of each subcontractor;
2. A detailed description of the work covered by each subcontractor; and
3. A statement that the subcontractor has adequate resources and is capable of performing the work.

B. **Furnish copies of subcontracts.** No subcontractor will be allowed to perform any work on the project site until the following condition, in addition to those in Paragraph A. above, have been met by the Contractor:

1. A copy of the subcontract entered into, describing the work to be performed on the project site, has been furnished to the Contracting Officer.
2. The subcontract has included therein certain Paragraphs (a) through (g) of the Equal Opportunity clause contained in this contract.

(These requirements pertain to all subcontracts, no matter what tier of relationship they have to the prime Contractor, except that the Equal Opportunity clause is not required to be included in subcontracts of \$10,000 or less.)

C. Contractor's responsibility for a subcontractor. The Contractor shall be responsible for the acts of all subcontractors and their employees while performing work at the project site, regardless of the subcontractor's contractual relationship to the Contractor. The Contractor shall cause to be removed from the work at the project site any subcontractor or employee thereof whom the Contracting Officer, in writing, finds to be incompetent, careless, or otherwise objectionable. Failure of any subcontractor to complete the work described in its subcontract in a satisfactory manner, or without delay, will not excuse the Contractor from any delay in the completion of the entire contract, except as provided under the clause entitled "Default (Fixed Price Construction)" in Part II, Section I.

H-4 Critical Path Management (CPM) Schedule

Within thirty (30) calendar days of receipt of Notice to Proceed, the Contractor shall submit to the Contracting Officer a proposed CPM schedule for all phases of the contract work, including options, for review and acceptance by the Government. The CPM schedule shall be accepted in writing before any invoices for work performed will be paid by the Government (See H-7. B). The schedule shall be prepared in a time schedule form using **Primavera P3** software package following the outline of the component divisions and subsections of the project specifications. The CPM schedule shall be prepared in sufficient size and detail to clearly indicate:

(1) The proposed sequence of construction including required phasing of work and submissions of shop drawings, samples, and other submittal information. This should include projected submittal approval dates and material delivery dates. The schedule shall also include a sufficient number of days for weather delays in accordance with the cognizant National Weather Service Station.

(2) Percentages of the work in each category which is scheduled to be completed on a weekly basis.

1. Material quantities and unit prices;
2. Labor costs, by trade;
3. Construction equipment costs;
4. Workmen's Compensation and Public Liability Insurance costs;
5. Overhead costs;
6. Profit;
7. Employment taxes and FICA and FUTA;
8. Any effect of the change on the time required to complete the job; and
9. Any effect on the number of hours of labor required, by trade.

C. When either because of insufficient time to review and negotiate a proposed change or through failure of the parties to reach an agreement, the Government may order the Contractor to proceed, on the basis of a price to be determined later (at the earliest practicable date) which will not be more than the increase or less than the decrease stated in the proceed order.

A. On proposals involving a combination of increases and decreases in the amount of the contract, the overhead, and profit, will be allowed on the net difference between the direct costs of the increases and decreases only.

B. The following rates will apply to the direct costs of all contract modifications, additive and deductive, (excluding modifications to exercise Options):

Field Overhead	<u>to be negotiated</u> %
Prime's Overhead on Subcontractors	<u>to be negotiated</u> %
Prime's Home Office Overhead	<u>to be negotiated</u> %
Prime's Profit	<u>to be negotiated</u> %

Prime's Home Office Overhead will not be considered on a change order unless the change affects the construction schedule. Field overhead will be evaluated as a percent mark-up and not a direct cost to the change proposal. Field overhead costs cover indirect costs incurred on this project that are chargeable only to this contract and include costs incurred at the jobsite incident to performance of the work, such as costs of superintendence, timekeeping, clerical work, engineering, job site supervision, project manager, superintendent, general foreman, small tools, bonds, QC staff, field engineer, secretaries, change order estimators/negotiators and supplemental staff, tool shed keeper, temporary facilities, contractor's office, utilities, storage sheds, supplies, office supplies, temporary protection and/or maintenance, dust control, noise control, winter protection, barricades (rented), haul road, clean-up, progress reports, equipment, superintendent's truck, truck for clean-up, and fringe benefits for supervisory and administrative personnel.

H-9 Advance Understandings

- A. No contract for the construction of this project shall be awarded to the firm, it subsidiaries or affiliates, selected to perform the construction quality management services or to the A-E design firm providing design/post design services for this project.
- B. The government shall provide the facilities and facilitator for the partnering sessions.
- C. The scheduling software to be used for this project shall be Primavera P3.
- D. The website base project control system to be used for this project shall be Meridian's Prolog 6.0. The contractor shall keep the system current and update the system on a daily basis. Information required includes, but is not limited to, the following: Date; Project Identification; Weather Conditions; Manpower

status on each type of work; Overtime worked and planned; work progress; environmental problems and corrections; copies of delivery tickets; special events such as inspections, equipment start-up, testing, etc. The contractor is responsible for all licensing fees.

- E. Progress Meetings shall be scheduled on a regular and special basis as required by progress of the work. Meetings shall be held with the CQM and others on no less than a weekly basis. Location of the meetings shall be designated by the Project Officer. Attendees shall include: A/E Representative(s) ; CQM Representative(s) ; Project Officer; Contracting Officer; Contractor's Project Manager, General Superintendent, Others determined by the Contractor or Government to be necessary or prudent.
- F. Re-design costs incurred due to the use of 'or Equal' products (See I-6) are the sole responsibility of the construction contractor.
- G. The contractor shall take all necessary and reasonable visual, physical ,and verbal measures to protect the wetlands adjacent to the construction site. The contractor is solely responsible to ensure that no action of or by the contractor or any subcontractors or any person on the construction site by authority of the contractor or subcontractors shall compromise the barrier of the wetlands.

H-10 Smoke-Free Environment

The Department of Health and Human Services is the Federal Government's principal agency for furthering the health of Americans and providing them with essential human services. The health risks of smoking and exposure to smoke are clearly documented by reports of the Surgeon General. It is essential that the Department, in the accomplishment of its mission, provide a smoke-free environment in all HHS owned and leased building space.

It is, therefore the Department's policy to establish a smoke-free environment in all HHS building space. All HHS owned and leased building space is designated as no-smoking areas. This policy applies to Government employees as well as Contractor employees who are assigned to work at HHS owned or leased building space. Once the building is enclosed no smoking will be permitted inside the building.

H-11 Contractor Performance Information

The Federal Acquisition Regulation at 42.15 requires that agencies shall evaluate the performance at the time the work under the contract is completed. It further provides that interim evaluations should be prepared to provide current information for source selection purposes, for contracts with a period of performance, including options, exceeding one year. Accordingly, the contractor shall be evaluated in accordance with Standard Form 1420 attached in Section J of this solicitation/contract. For those contracts with a period of performance in excess of one year, interim assessments will be made using the form so specified. The contractor will be advised of all interim assessments and be allowed to respond/correct any discrepancies identified. Final performance evaluations will be provided the contractor within 30 working days after contract expiration. The contractor shall have 30 days from receipt of the evaluation to submit comments, rebutting statements, or additional information.

Disagreements among the parties regarding the evaluation shall be resolved at a level above the cognizant contracting officer. The ultimate conclusion on the performance evaluation is a decision of this contracting agency.

Copies of the evaluation, contractor response, and review comments, if any, will be retained as part of the evaluation. These evaluations may be used to support future award decisions and are thus marked "Source Selection Information."

Past performance information will not be retained to provide source selection information for longer than three years after completion of contract performance

H.12 352.270-1 Accessibility of Meetings, Conferences, and Seminars to Persons with Disabilities. (APR 1984)

The Contractor agrees as follows:

(a) Planning. The Contractor will develop a plan to assure that any meeting, conference, or seminar held pursuant to this contract will meet or exceed the minimum accessibility standards set forth below. This plan shall include a provision for ascertaining the number and types of disabled individuals planning to attend the meeting, conference, or seminar. The plan shall be submitted to the project officer for approval prior to initiating action. (A consolidated or master plan for contracts requiring numerous meetings, conferences, or seminars may be submitted in lieu of separate plans.)

(The following page is Page 18)

Offerors which DO NOT demonstrate that they meet all the above minimum mandatory requirements will be ineligible for award, and proposals submitted by these offerors will not be further evaluated.

Technical, cost, and past performance proposals of those offerors who meet the minimum mandatory requirements will be evaluated. **IF** discussions/negotiations are required, the Government reserves the right to set the Competitive Range to the greatest number permitting an efficient competition among the most highly rated proposals.

D. Volume III - Technical/Management Proposal Instructions

This proposal shall consist of information directly responding to the information sought by the Government's statement of work and technical/management criteria.

Offerors are specifically cautioned that this volume of the proposal shall be absolutely devoid of any discussion of references to price and/or cost. However, resource information such as data concerning labor hours and categories, types of materials, subcontracts, travel, computer time, etc., shall be included in the Technical/Management proposal so that the offeror's understanding of the scope of work may be evaluated.

Do not submit company portfolios and/or other advertising documents. The intent of the proposal should not be to paraphrase the specifications but provide a brief description of the work to be performed.

The Technical/Management proposal shall address the evaluation criteria identified in Section M and shall be formatted and submitted as follows:

Factor 1 – PROPOSED CORPORATE TEAM STRUCTURE AND RELEVANT EXPERIENCE

The response to this factor should not exceed 10 double-sided 8-1/2 x 11 pages. This limitation excludes the organization chart and resumes.

The offeror's proposed corporate team structure (General Contractor and all Subcontractors with Primary Subcontractors: Mechanical; Building Control Systems; Electrical; Architectural Concrete; Structural Steel; Curtain Wall; and Laboratory Casework being named) will be evaluated to determine demonstrated organizational experience and experience in working together as a team. Documented corporate (General Contractor and Primary Subcontractors) experience within the past 10 years in providing construction services for major facilities; especially as related to complex, operational mechanical/electrical building utility systems on Government or private projects comparable to or greater than the size, complexity, magnitude, and phasing of this project. Additionally the General Contractor, Mechanical, Building Controls, Electrical and Laboratory Casework subcontractors shall have projects that included not less than 4,645 gross square meters (50,000 gross square feet) of laboratory (chemistry and/or microbiology laboratory/hospital/medical research) space. Per FAR 15.304(c)(4) the extent of and methods used to develop subcontracting possibilities for small disadvantaged business concerns will also be evaluated.

a. Provide a detailed project specific organization chart and narrative that describes the project team (General Contractor and subcontractors) to be assembled to execute work under this contract. The chart and narrative should adequately define the integration of the team. The chart shall include **ALL** subcontracted work and lines of authority. State specifically, at a minimum, **the names** of those firms responsible for the following work, hereinafter referred to as the **primary subcontractors**.

Mechanical	Architectural Concrete
Building Control Systems	Structural Steel
Electrical	Curtain Wall
Laboratory Casework	

The chart and narrative, through lines and graphics as necessary, shall show the interrelationship of the project team, and shall define the component team member responsibilities with respect to the above areas.

Only one firm per primary subcontract discipline shall be provided. Letters of commitment shall be provided for all offered subcontractors (primary and others).

b. The Offeror must demonstrate its organizational experience as a General Construction Contractor responsible for the construction of a minimum of three (3) to a maximum of seven (7) construction projects similar in size, type (chemistry and/or biological laboratory/hospital/medical research), and technical complexity to the project in this solicitation, within the past ten (10) years, and meets all of the following characteristics:

- (1) Construction was for new buildings including site work, structural, electrical, mechanical, plumbing, architectural, and fire protection systems;
- (2) Two (2) of the projects must be at least 75% completed at the time of proposal submission and the balance of the projects must be complete; and
- (3) The projects included not less than 4,645 gross square meters (gsm) (50,000 gross square feet) of laboratory (chemistry and/or biological laboratory/hospital/medical research) space.

c. The Offeror must provide supporting information from the Mechanical, Electrical, Building Controls, and Laboratory Casework subcontractors, which demonstrates the subcontractor's experience in the particular area of expertise. These subcontractors must provide their responsibilities for a minimum of three (3) to a maximum of seven (7) construction projects similar in size, type (chemistry and/or biological laboratory/ hospital/medical research), and technical complexity to the project in this solicitation, within the past ten (10) years, and meets all of the following characteristics:

- (1) Construction, new or renovation, was for a chemistry and/or biological laboratory/hospital/medical research building;
- (2) Two (2) of the projects must be at least 75% completed at the time of proposal submission and the balance of the projects must be complete; and
- (3) The projects met one of the following criteria, respectively for each subcontractor:
Mechanical Subcontractor: Total subcontract award was not less than \$ 4.0 million.
Building Controls Subcontractor: Total subcontract award was not less than \$ 0.075 million.
Electrical Subcontractor: Total subcontract award was not less than \$ 2.5 million.
Laboratory Casework Subcontractor: Total subcontract award was not less than \$ 1.5 million.

d. The Offeror must provide supporting information from the Architectural Concrete, Structural Steel, and Curtain Wall subcontractors, which demonstrates the subcontractor's experience in the particular area of expertise. These subcontractors must provide their responsibilities for a minimum of three (3) to a maximum of seven (7) construction projects similar in size, and technical complexity to the project in this solicitation, within the past ten (10) years, and meets all of the following characteristics:

- (1) Two (2) of the projects must be at least 75% completed at the time of proposal submission and the balance of the projects must be complete; and
- (2) The projects met one of the following criteria, respectively for each subcontractor:
Architectural Concrete Subcontractor: Total subcontract award was not less than \$ 1.5 million.
Structural Steel Subcontractor: Total subcontract award was not less than \$ 0.75 million.
Curtain Wall Subcontractor: Total subcontract award was not less than \$ 1.0 million.

e. The Offeror shall submit, for itself and its primary subcontractors, Data and Information for each project presented, in accordance with the following:

- (a) Title
- (b) Owner
- (c) Occupant(s)/Tenant(s)
- (d) Location
- (e) Description
- (f) GSM (GSF) / OSM (OSF) of building
- (g) GSM (GSF) of laboratory space
- (h) Special Features (Security Systems, etc.)
- (i) Construction Type
- (j) Contract Type
- (k) Contractor's Responsibilities (Scope of Work)
- (l) Date of Award
- (m) Date of Substantial Completion
- (n) Date of Completion
- (o) Construction Cost at Award
- (p) Construction Cost at Completion
- (q) Schedule Completion Time (days)
- (r) Actual Completion Time (days)
- (s) Number of Change Orders
- (t) Classification (reason) of Change Orders
- (u) Claims and/or Appeals Filed

FACTOR 2 - WORK PLAN

The response to this Factor should not exceed 10 double-sided 8-1/2 x 11 pages. This limitation excludes the CPM.

See Section H-4 & H-9 of the solicitation/contract for scheduling software requirements for any resulting contract.

The work plan shall consist of the following: A Critical Path Method (CPM) schedule containing sufficient milestones (but no more than 60) to explain how the work will be accomplished; A detailed narrative of the critical path activities, milestones, durations, and other important activities during construction; How actual progress will be measured; and Logic and sequence of events necessary for the successful completion of the project. Experience (why and how used) of the General Contractor's and all subcontractor's firm and personnel with the Meridian's Prolog Website Based Project Control System and other website based project control systems. Other management control systems utilized to maintain effective schedule, technical, quality, and price controls.

Describe other management control systems utilized to maintain effective schedule, technical, quality, and price controls. Describe your firm's experience with this control system. The following should be addressed and submitted:

- (a) extent of experience in formulating and executing plans and programs of this type of construction
- (b) extent of experience in the management of a diversified operation using the skills and capabilities of those required for successful completion of this requirement. Examples would include such areas as: involvement in projects requiring coordination with other firms/organizations to arrive at an integrated project completion; extent of experience and demonstrated performance under other contracts to other Government and commercial organizations from the standpoint of planning projects, ability to meet schedules, quality of work, and nature of work performed.

FACTOR 3 - PROPOSED PERSONNEL TEAM STRUCTURE AND RELEVANT EXPERIENCE

The response to this Factor should not exceed 10 double-sided 8-1/2 x 11 pages.

Documented personnel experience in successfully carrying out the assigned responsibility on construction projects. The offeror's proposed personnel and staffing approach (key personnel, delegation of responsibility, assignment of authority, experience in working together as a team for the same or similar work) will be evaluated to determine demonstrated ability to staff and manage the project.

Provide a detailed project specific organization chart and narrative that describes the project team (General Contractor's and primary subcontractors' key personnel) to be assembled to execute work under this contract. The chart and narrative should adequately define the roles, responsibilities, and integration of the team personnel. Identify subcontracted work and lines of authority, the interrelationship of the project team personnel, and component team member responsibilities. Provide as many names and roles as necessary to show the Government the project is adequately and completely staffed. Indicate for each person if they are full or part time, to be located on or off site.

a. The Offeror shall submit resumes and information to demonstrate personnel qualifications as follows:

(1) General Contractor's:

Home Office Project Director/Executive
On-Site Project Manager and General Superintendent

Subcontractors: Mechanical, Electrical, Building Controls, and Laboratory Casework

Home Office Project Director/Executive
On-Site Project Manager and Craft Superintendents

- (a) Successful experience in the assigned responsibility for a minimum of three (3) construction projects, within the past ten (10) years, where each project had a total construction cost of not less than \$15 million and included not less than 4,645 gross square meters (50,000 gross square feet) of laboratory (chemistry and/or biological laboratory/hospital/medical research) space. The General Construction Contractor's key personnel project experience must have been for construction of a new building including site work, structural, electrical, mechanical, plumbing, architectural, and fire protection systems. At a minimum two of the project must be completed and one of the projects must be at least 75% completed at the time of proposal submission.
- (b) For each project describe the role and responsibilities.
- (c) For each project identify the duration of time on the project and the duration of the project.
- (d) For each project identify any unique experiences or accomplishments.
- (e) Ten (10) years experience in the construction industry.

(2) Subcontractors: Architectural Concrete, Structural Steel, and Curtain Wall

Home Office Project Director/Executive
On-Site Project Manager and Craft Superintendents

- (a) Successful experience in the assigned responsibility for a minimum of three (3) construction projects, within the past ten (10) years, where the project met the following criteria respectively for each subcontractor:

Architectural Concrete - Total subcontract award not less than \$1.5 Million
Structural Steel - Total subcontract award not less than \$0.75 Million
Curtain Wall - Total subcontract award not less than \$1.0 Million

- At a minimum, two of the projects must be completed and one of the projects must be at least 75% completed at the time of proposal submission.
 - (b) For each project describe the role and responsibilities.
 - (c) For each project identify the duration of time on the project and the duration of the project.
 - (d) For each project identify any unique experiences or accomplishments.
 - (e) Ten (10) years experience in the construction industry.
- (3) General Contractor's On-Site Chief Engineer, Project Engineer, and QA/Safety Engineer
- (a) Successful experience in the assigned responsibility for a minimum of one completed project where the total project cost was at least \$15 Million.
 - (b) For each project describe the role and responsibilities.
 - (c) For each project identify the duration of time on the project and the duration of the project.
 - (d) For each project identify any unique experiences or accomplishments.

FACTOR 4 - CONTRACT ADMINISTRATION AND SUBCONTRACT MANAGEMENT

The response to this Factor should not exceed 10 double-sided 8-1/2 x 11 pages.

Submit a narrative that defines the roles and responsibilities of the on-site team for cost estimating, proposal preparation, and change order processing. Address subcontractor management with respect to the work schedule, change order requests, and quality of work.

Describe the extent of home office support you anticipate, particularly in back-up personnel. As an example, in the event of personnel conflicts, will the home office assist the on-site personnel in resolving it?

Provide a narrative to explain what procedures you will implement to respond to a request for proposal for a potential modification to the contract. What type of cost /price analysis and time impact is performed on proposals received from your subcontractors prior to submission to the Government?

If you are a large business, discuss past compliance with the requirements of FAR Clause No. 52.219-9 "Small Business Subcontracting Plan" and the degree to which goals were met. Provide a narrative of the methods used by your firm to develop subcontracting possibilities pursuant to this clause.

E. Volume IV - Past Performance Proposal Instructions

Past performance means quality of work, essentially comparable to the work contemplated by this RFP, completed under and in accordance with a contract. It includes, but is not necessarily limited to, work in the same or similar scope (chemistry and/or microbiology laboratory/hospital/medical research), performed by the same company/division/profit center, and in a time period reasonably recent to this instant acquisition.

Summarize previous experience of the General Contractor and Primary Subcontractors (identified in Technical Factor 1 above) on projects of similar scope, complexity, and size, particularly those projects for which your firm had total responsibility. Specifically, offerors shall submit a list of a minimum of three (3) and a maximum of five (5) regional corporate references (as prime or subcontractor) over \$10 million completed during the past ten (10) years or currently in process. At least two of the three regional corporate shall be from projects similar in size, type, and technical complexity to the project in this solicitation.

One (1) must be completed and two (2) of the three projects must be at least 75% completed at time of proposal submission. Contracts listed may include those entered into by the Federal Government, agencies of state and local governments, and commercial customers. Offerors that are newly formed entities without prior contracts should list contracts and subcontracts as required above for all key personnel.

In addition, a minimum of three (3) references for each Key personnel listed in Section G-4 of this solicitation shall be provided. At least two of the three key personnel references shall be from projects similar in size, type, and technical complexity to the project in this solicitation. Information should be presented in the following manner:

- a. Name and address of your client, A/E design firm, construction management firm, and the name and phone number of their respective responsible representatives; if a Government agency, indicate the Contracting Officer
- b. Type of contract arrangement (i.e. cost-type, fixed price)
- c. Original contract amount and completed contract amount
- d. Description and nature of change orders
- e. Period during which work was conducted (start and complete dates-substantial and final) and the contract number
- f. Schedule Completion Time (Days) and Actual Completion Time (Days)
- g. Scope of Work
- h. GSM (GSF)/OSM (OSF) of project
- i. GSM (GSF)/OSM (OSF) of Laboratory space
- j. Special features (security systems, etc.)
- k. Construction Type
- l. Discussion of the similarities between this previous experience and the requirements of the specifications and plans for this instant acquisition, and names of consultants and subcontractors (**mechanical, controls, electrical, masonry, civil/structural, and specialty areas**) used, if any
- m. Provide information on firm's safety record. Include information about on-the-job accidents, work days lost, OSHA violations, and days worked without an accident
- n. Briefly describe the circumstances surrounding any of the following:
 - projects completed appreciably ahead of schedule; identify projects which had construction project delays
 - projects where substantial value-engineered cost savings were realized
 - contract termination in whole or in part and reason
 - projects that included liquidated damages provisions and amounts, if any, of liquidated damages assessed against your firm
- o. Claims and/or Appeals Filed

A Sample Client Authorization Letter and Business Management Past Performance Questionnaire are provided as attachments to the solicitation package (Attachments J -10 and J-11, Part III, Section J - List of Attachments) for use by offerors in notifying clients they have been identified as a reference related to past performance and requesting them to complete and return the questionnaire to the Contracting Officer.

Offerors will be given an opportunity to address unfavorable reports of past performance and the offeror's response, or lack thereof, will be taken into consideration.

Information may be obtained from sources other than those identified by the offeror and used as a part of the evaluation.

F. Volume V - Pricing Proposal Instructions

1. Realism of prices and costs against technical/management proposals will be evaluated as a part of the overall evaluation. The offeror shall submit a completed Section B-2 - Compensation - Fixed Price Schedule, showing total prices for each line item. The Contractor shall also submit a completed pricing

worksheet (Attachment J-15) with supporting information to substantiate proposed pricing for the specified work categories as well as for overhead and profit rates i.e., Field Overhead, Prime's Overhead on Subcontractors, Prime's Home Office Overhead, Prime's Profit. A separate pricing worksheet shall be completed and provided for each subcontractor.

The offeror shall indicate if it has the necessary financial capacity, working capital and other resources to perform the contract without assistance from any outside source. (If not, indicate the amount required and the anticipated sources.)

2. Identification of Item Offered

The offeror shall complete the following for each item or component part of an end item identified by a "Brand name or equal" purchase description:

Proposing On:

Manufacturer's Name _____

Brand _____

No. _____

L - 2. Alternate Proposals. You may, at your discretion, submit alternate proposals, or proposals which deviate from the requirements, provided that you also submit a proposal for performance of work as specified in the statement of work. Such proposals may be considered if overall performance would be improved or not compromised and if they are in the best interest of the Government. Alternative proposals, or deviations from any requirement of this RFP, shall be clearly identified. The Government will evaluate alternate proposals in accordance with the evaluation criteria set forth in Section M of this request for proposals.

L - 3. Restriction on Disclosure and Use of Data (April 1984)(HHSAR 352.215-12). The proposal submitted in response to this request may contain data (trade secrets; business data, e.g., commercial information, financial information, and cost and pricing data; and technical data) which the offeror, including its prospective subcontractor(s), does not want used or disclosed for any purpose other than for evaluation of the proposal. The use and disclosure of any data may be so restricted; provided, that the Government determines that the data is not required to be disclosed under the Freedom of Information Act, 5 U.S.C. 552, as amended, and the offeror marks the cover sheet of the proposal with the following legend, specifying the particular portions of the proposal which are to be restricted in accordance with the conditions of the legend. The Government's determination to withhold or disclose a record will be based upon the particular circumstances involving the record in question and whether the record may be exempted from disclosure under the Freedom of Information Act:

LEGEND

Unless disclosure is required by the Freedom of Information Act, 5 U.S.C 552, as amended, (the Act) as determined by Freedom of Information (FOI) Officials of the Department of Health and Human Services, data contained in the portions of this proposal which have been specifically identified by page number, paragraph, etc., by the offeror as containing restricted information shall not be used or disclosed except for evaluation purposes.

The offeror acknowledges that the Department may not be able to withhold a record (data, document, etc.) nor deny access to a record requested pursuant to the Act and that the Department's FOI Officials must make that determination. The offeror hereby agrees that the government is not liable for disclosure if the Department has determined that disclosure is required by the Act.

If a contract is awarded to the offeror as a result of, or in connection with the submission of this proposal, the Government shall have the right to use or disclose the data to the extent provided in the contract. Proposals not resulting in a contract remain subject to the Act.

The offeror also agrees that the Government is not liable for disclosure or use of unmarked data and may use or disclose the data for any purpose including the release of the information pursuant to requests under the Act.

The data subject to this restriction are contained in pages (insert page numbers, paragraph designations, etc. or other identification).

In addition, the offeror should mark each page of data it wishes to restrict with the following legend:

**"Use or disclosure of data contained on this
page is subject to the restriction on the cover
sheet of this proposal or quotation."**

Offerors are cautioned that proposals submitted with restrictive legends or statements differing in substance from the above legend may not be considered for award. **The Government reserves the right to reject any proposal submitted with a nonconforming legend.**

L - 4. Evaluation of Proposals: The Government will evaluate proposals in accordance with the evaluation criteria set forth in Part IV, Section M of this RFP.

L - 5. Your proposal must stipulate that it is predicated upon all the terms and conditions of this RFP.

L - 6. It is understood that your proposal will become part of the official file.

L - 7. Nonsegregated Facilities. Special attention is directed to the "Prohibition of Segregated Facilities" (52.222-21) of this solicitation. You are cautioned that failure to agree to the certification shall render your proposal ineligible for award of contracts exceeding \$10,000 which are not exempt from the provisions of the Equal Opportunity clauses.

L - 8. Cost of Proposal Preparation. The solicitation does not commit the Government to pay any cost for the preparation and submission of a proposal. It is also brought to your attention that the Contracting Officer is the only individual who can legally commit the Government to the expenditure of public funds in connection with the proposed acquisition.

L - 9. Amendments to Proposals. Changes to the proposal by the offeror shall be accomplished by amended page(s). Changes from the original page shall be indicated by right and left marginal vertical lines adjacent to the change. The offeror shall include the amendment number on the lower right-hand edge of the pages.

L - 10. Contract Content. The contract, when executed by the Government, will consist of Sections A through J of the solicitation package and any amendments thereto, appropriate attachments, and the proposal and any amendments thereto.

L - 11. Solicitation Provisions

52.252-1 Solicitation Provisions Incorporated by Reference. (FEB 1998)

This solicitation incorporates one or more solicitation provisions by reference, with the same force and effect as if they were given in full text. Upon request, the Contracting Officer will make their full text available. The offeror is cautioned that the listed provisions may include blocks that must be completed by the offeror and submitted with its

quotation or offer. In lieu of submitting the full text of those provisions, the offeror may identify the provision by paragraph identifier and provide the appropriate information with its quotation or offer. Also, the full text of a solicitation provision may be accessed electronically at this address: www.ARNET.gov/far/

52.204-6 Data Universal Numbering System (DUNS) Number (JUN 1999)

52.215-1 Instructions to Offerors – Competitive Acquisition (FEB 2000) Alternate I (OCT 1997)

52.222-24 Pre-Award On-Site Equal Opportunity Compliance Evaluation (FEB 1999)

L - 12. 52.216-1 Type of Contract (APR 1984)

The Government contemplates award of a Fixed Price Construction contract resulting from this solicitation.

L - 13. 52.233-2 - Service of Protest (AUG 1996)

(a) Protests, as defined in section 33.101 of the Federal Acquisition Regulation, that are filed directly with an agency, and copies of any protests that are filed with the General Accounting Office (GAO) shall be served on the Contracting Officer (addressed as follows) by obtaining written and dated acknowledgment of receipt from: Caroline P. Dean, Food and Drug Administration, 5630 Fishers Lane, Room 2129, HFA-531, Rockville, MD 20857.

(b) The copy of any protest shall be received in the office designated above within one day of filing a protest with the GAO.

L-14. Magnitude of Construction

In accordance with FAR 36.204, the magnitude of this construction project is estimated to be greater than \$25,000,000.

L-15 Construction Documents

Although the solicitation is available on the internet, the plans and specifications can only be acquired by written request (referencing the solicitation number and including a contact person, company name and address, telephone and fax numbers) and including the appropriate payment to: Food and Drug Administration, Division of Construction and Facilities Support Contracting, 5630 Fishers Lane, Room 2057, HF-34, Rockville, MD 20857. The plans and specifications are available at a nonrefundable cost of \$450.00 per set and only company checks or money orders will be accepted and they shall be made payable to the "Food and Drug Administration." The availability of plans and specifications is limited and will be furnished, until the supply is exhausted, on a first received, first served basis.

The complete solicitation package is available for review only at the following locations:

Food and Drug Administration
Room 2057
5630 Fishers Lane
Rockville, Maryland
Contact: Pat Calhoun @ (301) 827-1022
Hours: 7:00 AM - 3:30 PM M-F

Food and Drug Administration
Suite 300
19900 MacArthur Boulevard
Irvine, California
Contact: Lloyd Lehrer @ (949) 798-7777
Hours: 8:00 AM - 4:00 PM M-F

**L-16 52.225-12 NOTICE OF BUY AMERICAN ACT/BALANCE OF PAYMENTS PROGRAM
REQUIREMENT--CONSTRUCTION MATERIALS UNDER TRADE AGREEMENTS (FEB 2000)**

(a) Definitions. Construction material, designated country construction material, domestic construction material, foreign construction material, and NAFTA country construction material, as used in this provision, are defined in the clause of this solicitation entitled "Buy American Act--Balance of Payments Program--Construction Materials under Trade Agreements" (Federal Acquisition Regulation (FAR) clause 52.225-11).

(b) Requests for determination of inapplicability. An offeror requesting a determination regarding the inapplicability of the Buy American Act or Balance of Payments Program should submit the request to the Contracting Officer in time to allow a determination before submission of offers. The offeror shall include the information and applicable supporting data required by paragraphs (c) and (d) of FAR clause 52.225-11 in the request. If an offeror has not requested a determination regarding the inapplicability of the Buy American Act or Balance of Payments Program before submitting its offer, or has not received a response to a previous request, the offeror shall include the information and supporting data in the offer.

(c) Evaluation of offers. (1) The Government will evaluate an offer requesting exception to the requirements of the Buy American Act or Balance of Payments Program, based on claimed unreasonable cost of domestic construction materials, by adding to the offered price the appropriate percentage of the cost of such foreign construction material, as specified in paragraph (b)(4)(i) of FAR clause 52.225-11.

(2) If evaluation results in a tie between an offeror that requested the substitution of foreign construction material based on unreasonable cost and an offeror that did not request an exception, the Contracting Officer will award to the offeror that did not request an exception based on unreasonable cost.

(d) Alternate offers. (1) When an offer includes foreign construction material, other than designated country or NAFTA country construction material, that is not listed by the Government in this solicitation in paragraph (b)(3) of FAR clause 52.225-11, the offeror also may submit an alternate offer based on use of equivalent domestic, designated country, or NAFTA country construction material.

(2) If an alternate offer is submitted, the offeror shall submit a separate Standard Form 1442 for the alternate offer, and a separate price comparison table prepared in accordance with paragraphs (c) and (d) of FAR clause 52.225-11 for the offer that is based on the use of any foreign construction material for which the Government has not yet determined an exception applies.

(3) If the Government determines that a particular exception requested in accordance with paragraph (c) of FAR clause 52.225-11 does not apply, the Government will evaluate only those offers based on use of the equivalent domestic, designated country, or NAFTA country construction material, and the offeror shall be required to furnish such domestic, designated country, or NAFTA country construction material. An offer based on use of the foreign construction material for which an exception was requested--

(i) Will be rejected as non-responsive if this acquisition is conducted by sealed bidding; or

(ii) May be accepted if revised during negotiations.

L - 17 Preproposal Conference and Site Visit

Offerors are invited to attend a preproposal conference and inspect the site to satisfy themselves as to all general and local conditions that may affect the cost of performance of this contract. During the inspection and conference, questions concerning the resulting contract will be answered. However, nothing done or said during the conference shall be considered as altering, modifying or qualifying any contract resulting from this solicitation. Changes to the solicitation deemed appropriate will be made by written amendment to the solicitation package.

In order to allow preparation of responses and to expedite discussions, interested firms are requested to submit questions in writing to the Contract Specialist, Pat Calhoun, at the address listed in Block 7 of Standard Form 1442 at least three work days prior to the date of the preproposal conference. Each question should clearly specify the RFP area, (section, page, paragraph, etc.) to which it refers. Answers to questions that necessitate RFP amendments will be provided to all respondents. A form for the purpose of submission of questions by prospective offerors is included as Attachment J-16 to this solicitation. All questions submitted via Electronic Mail shall include the same information as the enclosed form.

The preproposal conference and site inspection will be as follows:

Day: Wednesday

Date: June 21, 2000

Time: 10:00 AM Local Time

Location: 19900 MacArthur Boulevard
Suite 300
Irvine, California

SECTION M - EVALUATION FACTORS FOR AWARD

M-1 GENERAL:

Due to the unique technical nature of this project, the Government intends to select a contractor with the Technical and Managerial experience necessary for contract execution and who possess a history of satisfactory performance at fair and reasonable prices. The Government is most concerned about the complex mechanical and electrical infrastructure necessary to support the laboratory operation, particularly in regard to system distribution and control of differential air pressures and ventilation of primary containment devices. The contractor will have sole responsibility for meeting the operating and/or performance parameters detailed in the specifications. The Government, therefore, desires to obtain a General Contractor and subcontractors with the technical and managerial experience necessary to successfully complete the overall performance criteria and construction of this facility. The RFP evaluation is, therefore, structured to give the Government the ability to evaluate the technical and managerial experience of your team (General Contractor and Subcontractors) and the team's work plan approach as well as past performance and price.

Section M delineates the criteria to be used in proposal evaluations. However, in order to provide a complete and comprehensive proposal, offerors must coordinate the submission requirements and formatting required in Section L with the criteria listed in Section M.

M-2 BASIS FOR AWARD

Award will be made to the responsible offeror whose proposal, conforming to the solicitation, will be most advantageous or offer the best value to the Government, considering minimum mandatory, technical and management, past performance, and price/cost factors.

The Government reserves the right to accept other than the lowest offer and reject any or all offers. The Government may waive informalities and minor irregularities in offers received. The Government may determine that an offer is unacceptable if the prices proposed are materially unbalanced between the line items or sub line items. An offer is materially unbalanced when it is based on prices significantly less than cost for some work and prices which are significantly overstated in relation to cost for other work, and if there is a reasonable doubt that the offer will result in the lowest overall cost to the Government, even though it may be the low evaluated offer, or it is so unbalanced as to be tantamount to allowing an advance payment. The Government reserves the right to negotiate with any or all offerors who meet the mandatory minimum qualifications. Offerors are advised that award may be made without discussion or any contact concerning the proposal received. Therefore, proposals should be submitted initially on the most favorable terms from a price and technical standpoint.

Separate minimum mandatory, technical, past performance, and cost/price evaluations will be performed. Interrelationships of these elements will be assessed consistent with the regulations concerning the considerations of cost and other factors in determining contract award. The determination of best value will be made by a subjective comparison of the differences in the value of technical factors, with the differences in the cost/price proposal factors, and with the differences in the past performance factors. In making this comparison, the Government is more concerned with obtaining performance capability superiority rather than lowest overall cost. However, the Government will not make an award at a significantly higher overall cost to the Government to achieve only slightly superior technical performance. Overall cost to the Government may become the ultimate determining factor for award of a contract as proposals become more equal based on the other factors.

The objective is to select a contractor whose proposal demonstrates the understanding and capabilities required to successfully perform the requirements of this solicitation and strikes the most advantageous balance between technical/management features, past performance assessment, and price.

M-3 MINIMUM MANDATORY REQUIREMENTS

This evaluation shall be subjective and based upon the content, completeness, and thoroughness of the data submitted (See Section L for submission requirements). In order to be evaluated, firms must fully meet all of the following minimum mandatory requirements:

1. Offerors must demonstrate in writing the firm's organizational experience as a General Construction (GC) Contractor responsible for at least three (3) new construction projects within the past ten (10) years which are similar in size, type (chemistry and/or biological laboratory/hospital/medical research), and technical complexity to the project in this solicitation. The projects shall meet all of the following requirements:

- (a) Construction was for a new building including site work, structural, electrical, mechanical, plumbing, architectural, and fire protection systems;
- (b) At a minimum, one of the projects must be completed and two (2) of the three projects must be at least 75% completed at time of proposal submission; and
- (c) The projects included not less than 4,645 GSM (50,000 gross square feet) of laboratory (chemistry and/or biological laboratory/hospital/medical research) space.

The Offeror shall submit Data and Information for each project presented, in accordance with the following:

- (a) Title
- (b) Owner
- (c) Occupant(s)/Tenant(s)
- (d) Location
- (e) Description
- (f) GSM (GSF) / OSM (OSF) of building
- (g) GSM (GSF) of laboratory space
- (h) Special Features (Security Systems, etc.)
- (i) Construction Type
- (j) Contract Type
- (k) Contractor's Responsibilities (Scope of Work)
- (l) Date of Award
- (m) Date of Substantial Completion
- (n) Date of Completion
- (o) Construction Cost at Award
- (p) Construction Cost at Completion
- (q) Schedule Completion Time (days)
- (r) Actual Completion Time (days)
- (s) Number of Change Orders
- (t) Classification (reason) of Change Orders
- (u) Claims and/or Appeals Filed

2. The Offeror shall submit resumes and information to demonstrate the qualifications of the General Construction Contractor's key management personnel for the categories proposed for assignment on this project.

- (a) Resumes shall be provided for the following assignments on this project:
 - (1) Home Office - Construction Executive
 - (2) On-Site Construction Project Manager
 - (3) On-Site Construction Superintendent

(b) For each of the General Construction Contractor's key management personnel, the resume shall indicate the following qualifications:

- (1) Successfully performed the same functions as the assignment being proposed for on this project on no less than two (2) new construction projects similar in size, type (chemistry and/or biological laboratory/hospital/medical research), and technical complexity to the project in this solicitation, within the past ten (10) years. At a minimum, one of the projects must be completed and the other a minimum of 75% complete..
- (2) Ten (10) years experience in the construction industry.

Offerors which DO NOT demonstrate that they meet all the above minimum mandatory requirements will be ineligible for award, and proposals submitted by these offerors will not be further evaluated.

Technical, cost, and past performance proposals of those offerors who meet the minimum mandatory requirements will be evaluated. **IF** discussions/negotiations are required, the Government reserves the right to set the Competitive Range to the greatest number permitting an efficient competition among the most highly rated proposals.

M-4 RELATIVE IMPORTANCE OF CRITERIA

For purposes of evaluation, all stated criteria, TECHNICAL/MANAGEMENT, PRICE, AND PAST PERFORMANCE, are of equal importance. Technical/Management subcriteria are of equal importance. In accordance with 15.304(e) all evaluation factors other than cost or price, when combined, are: significantly more important than cost or price.

M-5 TECHNICAL/MANAGEMENT, PAST PERFORMANCE, AND PRICE FACTORS

A. TECHNICAL / MANAGEMENT

This evaluation shall be subjective and based upon the content, completeness, and thoroughness of the data submitted (See Section L for submission requirements on all factors). The offeror should show that the objectives stated in the proposal are understood and offer a logical program for their achievement. The following factors, will be used to evaluate technical proposals.

Factor 1 – PROPOSED CORPORATE TEAM STRUCTURE AND RELEVANT EXPERIENCE

The offeror's proposed corporate team structure (General Contractor and all Subcontractors with Primary Subcontractors: Mechanical; Building Control Systems; Electrical; Architectural Concrete; Structural Steel; Curtain Wall; and Laboratory Casework being named) will be evaluated to determine demonstrated organizational experience and experience in working together as a team. Documented corporate experience (General Contractor and Primary Subcontractors) experience within the past 10 years in providing construction services for major chemistry and/or microbiology laboratory/hospital/medical research facilities; especially as related to complex, operational mechanical/electrical building utility systems on Government or private projects comparable to or greater than the size, complexity, magnitude, and phasing of this project. The projects shall have included not less than 4,645 gross square meters (50,000 gross square feet) of laboratory (chemistry and/or microbiology laboratory/hospital/medical research) space. Per FAR 15.304(c)(4) the extent of and methods used to develop subcontracting possibilities for small disadvantaged business concerns will also be evaluated.

(a). Provide a detailed project specific organization chart and narrative that describes the project team (General Contractor and subcontractors) to be assembled to execute work under this contract. The chart and narrative should adequately define the integration of the team. The chart shall include **ALL** subcontracted work and lines of authority. State specifically, at a minimum, **the names** of those firms responsible for the following work, hereinafter referred to as the **primary subcontractors**.

Mechanical
Building Control Systems
Electrical
Architectural Concrete
Structural Steel
Curtain Wall
Laboratory Casework

The chart and narrative, through lines and graphics as necessary, shall show the interrelationship of the project team, and shall define the component team member responsibilities with respect to the above areas.

Only one firm per primary subcontract discipline shall be provided. Letters of commitment shall be provided for all offered subcontractors (primary and others).

(b) The Offeror must demonstrate its organizational experience as a General Construction Contractor responsible for the construction of a minimum of three (3) to a maximum of seven (7) construction projects similar in size, type (chemistry and/or biological laboratory/hospital/medical research), and technical complexity to the project in this solicitation, within the past ten (10) years, and meets all of the following characteristics:

- (1) Construction was for new buildings including site work, structural, electrical, mechanical, plumbing, architectural, and fire protection systems;
- (2) Two (2) of the projects must be at least 75% completed at the time of proposal submission and the balance of the projects must be complete; and
- (3) The projects included not less than 4,645 gross square meters (gsm) (50,000 gross square feet) of laboratory (chemistry and/or biological laboratory/hospital/medical research) space.

(c) The Offeror must provide supporting information from the primary subcontractors, which demonstrates the subcontractor's experience in the particular area of expertise. Each primary subcontractor listed must provide his responsibilities for a minimum of three (3) to a maximum of seven (7) construction projects similar in size, type (chemistry and/or biological laboratory/hospital/medical research), and technical complexity to the project in this solicitation, within the past ten (10) years, and meets all of the following characteristics:

- (1) Construction, new or renovation, was for a chemistry and/or biological laboratory/hospital/medical research building;
- (2) Two (2) of the projects must be at least 75% completed at the time of proposal submission and the balance of the projects must be complete; and
- (3) The projects met one of the following criteria, respectively for each primary subcontractor:
 - HVAC Subcontractor: Total subcontract award was not less than \$ 4.0 million.
 - Building Controls Subcontractor: Total subcontract award was not less than \$ 0.075 million.
 - Electrical Subcontractor: Total subcontract award was not less than \$ 2.5 million.
 - Architectural Concrete Subcontractor: Total subcontract award was not less than \$ 1.5 million.
 - Structural Steel Subcontractor: Total subcontract award was not less than \$ 0.75 million.
 - Curtain Wall Subcontractor: Total subcontract award was not less than \$ 1.0 million.
 - Laboratory Casework Subcontractor: Total subcontract award was not less than \$ 1.5 million.

(d) The Offeror shall submit, for itself and its primary subcontractors, Data and Information for each project presented, in accordance with the following:

- (a) Title
- (b) Owner
- (c) Occupant(s)/Tenant(s)
- (d) Location
- (e) Description
- (f) GSM (GSF) / OSM (OSF) of building

- (g) GSM (GSF) of laboratory space
- (h) Special Features (Security Systems, etc.)
- (i) Construction Type
- (j) Contract Type
- (k) Contractor's Responsibilities (Scope of Work)
- (l) Date of Award
- (m) Date of Substantial Completion
- (n) Date of Completion
- (o) Construction Cost at Award
- (p) Construction Cost at Completion
- (q) Schedule Completion Time (days)
- (r) Actual Completion Time (days)
- (s) Number of Change Orders
- (t) Classification (reason) of Change Orders
- (u) Claims and/or Appeals Filed

Factor 2 - Work Plan

The work plan shall consist of the following: A Critical Path Method schedule containing sufficient milestones (but not more than 60) to explain how the work will be accomplished; A detailed narrative of the critical path activities, milestones, durations, and other important activities during construction; How actual progress will be measured; and Logic and sequence of events necessary for the successful completion of the project. Experience (why and how used) of the General Contractor's and all subcontractor's firm and personnel with the Meridian's Prolog 5.1 Website Based Project Control System and other website based project control systems. Other management control systems utilized to maintain effective schedule, technical, quality, and price controls.

Describe other management control systems utilized to maintain effective schedule, technical, quality, and price controls. Describe your firm's experience with this control system. The following should be addressed and submitted:

- (a) extent of experience in formulating and executing plans and programs of this type of construction
- (b) extent of experience in the management of a diversified operation using the skills and capabilities of those required for successful completion of this requirement. Examples would include such areas as: involvement in projects requiring coordination with other firms/organizations to arrive at an integrated project completion; extent of experience and demonstrated performance under other contracts to other Government and commercial organizations from the standpoint of planning projects, ability to meet schedules, quality of work, and nature of work performed.

Factor 3 - Proposed Personnel Team Structure and Relevant Experience

The offeror's proposed personnel (General Contractor's and Primary Subcontractors') and staffing approach (key management personnel, delegations of responsibility, assignment of authority, experience in working together as a team for the same or similar work) will be evaluated to determine demonstrated ability to staff and manage the project. Documented personnel experience in successfully carrying out the assigned responsibility for a minimum of three construction projects, within the past ten (10) years, where each project had a total construction cost of not less than \$15 million and included not less than 4,645 gross square meters (50,000 gross square feet) of laboratory (chemistry/and/or microbiology laboratory/hospital/medical research) space.

Provide a detailed project specific organization chart and narrative that describes the project team (General Contractor's and primary subcontractors' personnel) to be assembled to execute work under this contract. The chart and narrative should adequately define the roles, responsibilities, and integration of the team personnel. The chart shall include subcontracted work and lines of authority. The chart, through lines and graphics as necessary, shall

show the interrelationship of the project team personnel, and shall define the component team member responsibilities. For the General Contractor and Primary Subcontractors identify on the chart the key management personnel (at a minimum the Home Office Construction Executive, Construction Project Manager, and Construction Superintendent), delegations of responsibility, assignment of authority, and experience in working together as a team in performing the same or similar work. Additionally the General Contractor is to provide data on the following: Quality Assurance Engineer, Safety Engineer, Project Engineer. Provide as many names and roles as necessary to show the Government the project is adequately and completely staffed. Indicate for each person if they are full or part time, to be located on or off site.

The Offeror shall submit resumes and information to demonstrate the qualifications of the key personnel

For each of the key personnel, the resume shall indicate the following qualifications:

- (a) Successful experience in the assigned responsibility for a minimum of three (3) construction projects, within the past ten (10) years, where each project had a total construction cost of not less than \$15 million and included not less than 4,645 gross square meters (50,000 gross square feet) of laboratory (chemistry and/or biological laboratory/hospital/medical research) space. Additionally, for each of the General Construction Contractor's key personnel, the project must have been for construction of a new building including site work, structural, electrical, mechanical, plumbing, architectural, and fire protection systems. At a maximum, one of the projects must be at least 75% completed at the time of proposal submission. The balance of projects must be completed.
- (b) For each project describe the role and responsibilities.
- (c) For each project identify the duration of time on the project and the duration of the project.
- (d) For each project identify any unique experiences or accomplishments.
- (e) Ten (10) years experience in the construction industry.

Factor 4 - Contract Administration And Subcontract Management

The offeror will be evaluated on his demonstration of the roles and responsibilities of the on-site team with regard to cost estimating, proposal preparation, change order processing, and subcontract management with respect to work schedule, change order requests and quality of work. Per FAR 15.304(c)(4) the extent of and methods used to develop subcontracting possibilities for small disadvantaged business concerns will also be evaluated.

B. Technical/Management Proposal Scoring Guidelines

The descriptive criteria stated below will be used when rating the technical/management proposals. Each proposal will be evaluated against the information required in the RFP. Award may not be made to an offeror who receives a second overall marginal rating. Award will not be made to an offeror who receives an overall unacceptable rating.

Exceptional: The offeror has demonstrated an approach which significantly exceeds stated requirements in a beneficial way. There is little risk that this offeror would fail to meet the quantity, quality, and schedule requirements of the solicitation. There are no significant weaknesses.

Acceptable: The offeror has demonstrated an approach which is considered to meet the stated requirements and demonstrate a good probability of success. There is an average risk that this offeror would fail to meet the quantity, quality, and schedule requirements of the solicitation. Any weaknesses are minor.

Marginal: The offeror has demonstrated an approach which fails to meet stated requirements. The response is unacceptable but susceptible to being made acceptable. The response is considered marginal in terms of the basic content and amount of information provided for evaluation. There is a low probability of success; there are deficiencies, but they are susceptible of correction through discussions.

Unacceptable: The offeror has demonstrated an approach which significantly fails to meet the stated requirements. What was submitted lacks essential information or is conflicting and unproductive. There is no reasonable likelihood of success; deficiencies are so major or extensive that a major revision to the proposal would be necessary. The risk that the offeror would fail to meet the quality, quantity and schedule requirements is high.

The scoring guidelines for the technical/management proposals are as follows:

<u>Points</u>	<u>Rating</u>
21 - 25	Exceptional
16 - 20	Acceptable
10 - 15	Marginal
0 - 10	Unacceptable

C. Past Performance

The Government will assess the relative risks associated with each offeror. Performance risks are those associated with an offeror's likelihood of success in performing the contract requirements as indicated by that offeror's record of past performance. The assessment of performance risk is not intended to be the product of mechanical or mathematical analysis of an offeror's performance on a list of contracts, but rather the product of subjective judgment by the Government after it considers all available and relevant information.

When assessing performance risks, the Government will focus on the past performance of the offeror as it related to all acquisition requirements such as cost, schedule, and performance, including standards of good workmanship; the administration aspects of performance; the offeror's reputation for reasonable and cooperative behavior and commitment to customer satisfaction; and generally, the offeror's business-like concern for the interest of the customer. (See Section L for submission requirements.)

Past performance findings will be highly influential in determining the relative merits and risks associated with the offeror's proposal in a comparative assessment with all competitors. The Government will evaluate the reputation and quality of the offeror's past performance. The assessment of the offeror's past performance will be used as a means of evaluating the relative capability of the offeror to other offerors. Evaluation of past performance will be a subjective assessment based upon consideration of all relevant facts and circumstances. The Government is seeking to determine whether an offeror has consistently demonstrated a commitment to customer satisfaction and timely delivery of services at fair and reasonable prices. Offerors will be given an opportunity to address unfavorable reports of past performance, and the offeror's response, or lack thereof, will be taken into consideration. In investigating the offeror's past performance, the Government will consider references submitted by the offeror and may consider information from other sources.

D. Past Performance Ranking Scheme

A minimum of three (3) and a maximum of five (5) regional corporate references will be evaluated. In addition, a minimum of three (3) Key Personnel references for the proposed Key Personnel listed in Section G-4 of this solicitation will be evaluated as well. At least two three of the regional corporate and key personnel references shall be from projects similar in size, type and technical complexity to the project in this solicitation. The past performance questionnaire set forth in Attachment J-11 will be used to record information received from references for the Contractor, or its proposed Key Personnel members. Information may be obtained from sources other than those identified by the offeror. Offerors will be given an opportunity to address unfavorable reports of past performance, and the offeror's response, or lack thereof, will be taken into consideration.

The descriptive criteria below shall be used in the evaluation of past performance information. Offerors are reminded this criteria is equal in importance to the technical/management evaluation and pricing. Award will not be made to an Offeror who has received a second overall marginal or overall unacceptable past performance rating.

Surpassed Requirements - Based on the offeror's performance record, no doubt exists that the offeror will successfully perform the required effort. A significant majority of sources of information are consistently firm in stating that the offeror's performance surpassed requirements and that they would unhesitatingly do business with the offeror again.

Met Requirements - Based on the offeror's performance record, little doubt exists that the offeror will successfully perform the required effort. All responses are that the offeror's performance met requirements and that they would do business with the offeror again.

None - No past performance history identifiable. Offeror will not be evaluated favorably or unfavorably on past performance.

Marginally Met Requirements - Based on the offeror's performance record, some doubt exists that the offeror will successfully perform the required effort. One or more responses state that the offeror marginally met the requirements expressed concern about doing business with the offeror again.

Failed to Meet Requirements - Based on the offeror's performance record, serious doubt exists that the offeror will successfully perform the required effort. The majority of responses consistently stated that the offeror's performance failed to meet the requirements and that they would not do business with the offeror again.

E. Price/Cost Evaluation

Price/Costs shall be provided in the format identified in Section L-1 and will be evaluated on the basis of cost realism. (See Section L for submission requirements.) As discussed in FAR 15.404-1(d), cost realism analysis is the process of independently reviewing and evaluating specific elements of each offeror's proposed cost estimate to determine whether the estimated proposed cost elements are realistic for the work to be performed; reflect a clear understanding of the requirement; and are consistent with the unique methods of performance and materials described in the offeror's technical proposal. Realism of prices and costs against technical/management proposals may be evaluated as a part of the overall evaluation. Costs will be evaluated as an objective and subjective factor. All cost and pricing information required by Section L-1 shall be provided and will be used to determine its allowability, allocability and reasonableness relative to the work to be performed under the proposed contract. The negotiated rates for field overhead, prime's overhead on subcontractors, prime's home office overhead, and prime's profit will be incorporated into the successful offeror's contract and will be applied to the direct costs of all contract modifications, additive and deductive, (excluding modifications to exercise options). Prime's home office overhead will not be considered on a change order unless the change affects the construction schedule as determined by the Contracting Officer.

M-6 FAR 52.217-5 Evaluation of Options (JUL 1990)

Except when it is determined in accordance with FAR 17.206(b), not to be in the Government's best interests, the Government will evaluate offers for award purposes by adding the total price for all options to the total price for the basic requirements. Evaluation of options will not obligate the Government to exercise the option(s)

PRICE PROPOSAL WORKSHEET
SOLICITATION No. 223-00-9803

Costs identified below by Division and Options shall include overhead, profit and any other mark-ups included in the contractor's proposed price. (NLT = No Later Than)

BASE CONTRACT WORK (PHASE I)

DIVISION 1 GENERAL REQUIREMENTS	\$_____
DIVISION 2 SITEWORK	\$_____
DIVISION 3 CONCRETE	\$_____
DIVISION 4 MASONRY	\$_____
DIVISION 5 METALS	\$_____
DIVISION 6 WOOD AND PLASTICS	\$_____
DIVISION 7 THERMAL AND MOISTURE PROTECTION	\$_____
DIVISION 8 DOORS AND WINDOWS	\$_____
DIVISION 9 FINISHES	\$_____
DIVISION 10 SPECIALITIES	\$_____
DIVISION 11 EQUIPMENT	\$_____
DIVISION 12 FURNISHINGS	\$_____
DIVISION 13 SPECIAL CONSTRUCTION	\$_____
DIVISION 14 CONVEYING SYSTEMS	\$_____
DIVISION 15 MECHANICAL/PIPING/PLUMBING	\$_____
DIVISION 16 ELECTRICAL	\$_____
DIVISION 17 CONTROLS	\$_____

BASE - PHASE I CONSTRUCTION OPTIONS:

Option 1 – To be exercised NLT 200 days after Notice to Proceed for Base Work \$ _____

ADD upgraded site fence in all areas where site fence is shown and DELETE site fence specified in Base contract. (Refer to Section 02825, Ornamental Fencing and Gates.)

Option 2 - To be exercised NLT 30 days after Notice to Proceed for Base Work \$ _____

ADD steel and stainless steel sunscreens attached to the architectural concrete walls of the Laboratory Wings (Shown on Sheets A3.2, A3.6, A3.7 and detailed on Sheets A4.1). DELETE the steel and stainless steel sunscreen attached to the Architectural Concrete wall over Door No. 1361 (shown in drawing 2 on A3.9, and detailed in drawings 11, 15, and 16 on Sheet A4.3.)

Option 3 - To be exercised NLT 200 days after Notice to Proceed for Base Work \$ _____

DELETE certain site lighting fixtures scheduled on drawings and provide different fixtures as indicated in Light Fixture Schedule and Section 16530.

Option 4 - To be exercised NLT 30 days after Notice to Proceed for Base Work \$ _____

DELETE all copper roofing, siding, and screens and ADD terne coated stainless steel roofing siding and screens matching the specified configurations, in their place.

Option 5 - To be exercised NLT 30 days after Notice to Proceed for Base Work \$ _____

Add a fire hydrant and all related piping and other work, including but not limited to erosion control as shown on sheet C2.1, as shown on sheet C5.2 and specified in Section 02665.

OPTION A – PHASE II - FITOUT

\$_____

See drawings and Project Manual Section 01025, Paragraph 1.6 for further delineation.
To be exercised NLT January 31, 2001.

DIVISION 1 GENERAL REQUIREMENTS \$_____

DIVISION 2 SITEWORK \$_____

DIVISION 3 CONCRETE \$_____

DIVISION 4 MASONRY \$_____

DIVISION 5 METALS \$_____

DIVISION 6 WOOD AND PLASTICS \$_____

DIVISION 7 THERMAL AND MOISTURE PROTECTION \$_____

DIVISION 8 DOORS AND WINDOWS \$_____

DIVISION 9 FINISHES \$_____

DIVISION 10 SPECIALITIES \$_____

DIVISION 11 EQUIPMENT \$_____

DIVISION 12 FURNISHINGS \$_____

DIVISION 13 SPECIAL CONSTRUCTION \$_____

DIVISION 14 CONVEYING SYSTEMS \$_____

DIVISION 15 MECHANICAL/PIPING/PLUMBING \$_____

DIVISION 16 ELECTRICAL \$_____

DIVISION 17 CONTROLS \$_____

OPTION A – PHASE II CONSTRUCTION OPTIONS:

Option 6 - To be exercised NLT 90 days after Notice to Proceed for Option A Work \$_____

DELETE stone specified as Base Contract and ADD reduced quality stone in all locations scheduled for stone. Refer to Section 04420, Cut Stone.

Option 7 - To be exercised NLT 90 days after Notice to Proceed for Option A Work \$_____

DELETE wood paneling indicated on drawings and specified in Section 06400 Architectural Woodwork. Adjust location of gypsum board (back-up) partitions to flush with Wood Casework and door frames in manner similar to that detailed for deleted wood paneling.

Option 8 - To be exercised NLT 90 days after Notice to Proceed for Option A Work \$_____

DELETE the wood and metal ceiling specified in Section 09547 in rooms 1169, 1170, 1171 (Conference Facility 1, 2, and 3), Room 1183 (Lunch Room/Vending), and room 1361 (Library/Conference) and ADD acoustic tile ceilings specified in Section 09510 in their place.

Option 9 - To be exercised NLT 30 days after Notice to Proceed for Option A Work \$_____

DELETE specified round ductwork downstream of office VAV boxes and ADD “Alumiflex” ductwork.

Option 10 – To be exercised NLT 30 days after Notice to Proceed for Option A Work \$_____

DELETE specified digital VAV control at the VAV units in the office areas. Add pneumatic control system in these areas. See Specification Section

Option 11 – To be exercised NLT 90 days after Notice to Proceed for Option A Work \$_____

ADD Lightning protection. See Specification Section 16670.

Option 12 – To be exercised NLT 90 days after Notice to Proceed for Option A Work \$_____

DELETE certain interior and exterior building lighting fixtures scheduled on drawings and provide different fixtures as indicated in the Light Fixture Schedule and Section 16510.

The following rates will apply to the direct costs of all contract modifications, additive and deductive, (excluding modifications to exercise Options), except that prime's home office overhead will not be considered on changes that do not affect the construction schedule. (See Section H-8 for details.)

FIELD OVERHEAD _____Percent

PRIME'S OVERHEAD ON SUBCONTRACTORS _____Percent

PRIME'S HOME OFFICE OVERHEAD _____Percent

PRIME'S PROFIT _____Percent

UNIT PRICES

The following Unit Prices, which include overhead, profit, and any other mark-ups included in the Contractor's price, shall apply to contract modifications, additive and deductive (excluding modifications to exercise Options), if estimated quantities of work required by contract documents are increased or decreased. The Government will confirm in the field the Contractor's measurement of work-in-place that involves use of the established unit prices. If disputes arise, the Government reserves the right to have the work measured at the Government's expense, by an independent surveyor acceptable to the Contractor.

Unit Price 1 \$_____Cubic Meter

Additive cost per cubic meter for removal of unsuitable subgrade material and replacement with suitable compacted backfill, in locations and to the extent directed and in accordance with Section 02210, 02221, and 02222. Measurement: Volume of compacted backfill installed below indicated subgrade, within established limits.

Unit Price 2 \$_____Square Meter

Additive cost per square meter for providing and installing 75 mm thick concrete working mat of minimum 14 MPa compressive strength at 28 days, under footings in locations and to the extent directed and in accordance with Section 02222. Measurement: Area of concrete working mat installed under footings, within established limits.

Unit Price 3

\$_____Cubic Meter

Additive cost per cubic meter for excavation below indicated sub-grade to suitable bearing elevation for footings and replacement of excavated material with granular fill in locations and to the extent directed and in accordance with Section 02222. Measurement: Volume of granular fill installed below indicated sub-grade within established limits.

Unit Price 4

\$_____Cubic Meter

Additive cost per cubic meter for excavation below indicated sub-grade to suitable bearing elevations for footings and replacement of excavated material with concrete fill of minimum 14 MPa compressive strength at 28 days in locations and to the extent directed and in accordance with Section 02222. Measurement: Volume of concrete fill installed below indicated sub-grade, within established limits.